

NOTES:
 SURVEYOR HAS MADE NO INVESTIGATION
 OR INDEPENDENT SEARCH FOR EASEMENTS
 OF RECORD, ENCUMBRANCES, RESTRICTIVE
 COVENANTS, OWNERSHIP TITLE EVIDENCE
 OR ANY OTHER FACTS THAT AN ACCURATE
 AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON GRID
 NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN FROM GPS
 OBSERVATION AND IS NOT TIED TO GEODETIC MONUMENTATION.
 THE BEARINGS SHOWN ON THIS PLAT MAY DIFFER FROM
 THOSE SHOWN ON PREVIOUS PLATS EVEN THOUGH THE LINES
 ARE THE SAME.

NOTE: ALL CORNERS ARE 3/4" IPS UNLESS OTHERWISE NOTED

**HORNE DRIVE AND
ST. MARK ROAD LINES**

COURSE	BEARING	DISTANCE
1	S 51°12'44"E	245.89'
2	S 46°45'47"E	110.89'
3	N 46°45'47"W	115.02'
4	N 51°13'01"W	241.08'
5	N 44°25'35"E	75.37'
6	N 44°25'35"E	79.39'
7	N 42°40'49"E	301.36'
8	N 42°40'49"E	207.14'
9	N 44°23'11"E	143.03'
10	N 44°23'11"E	317.20'
11	N 45°27'29"E	32.81'
12	N 45°27'29"E	350.02'
13	N 45°27'25"E	75.16'

LOT AREAS—
 LOT #10 AREA= 8.65 AC.
 LOT #11 AREA= 4.86 AC.
 LOT #12 AREA= 4.84 AC.
 LOT #13 AREA= 4.86 AC.
 LOT #14 AREA= 4.85 AC.
 LOT #15 AREA= 12.03 AC.
 LOT #16 AREA= 12.45 AC.

LOT CLOSURES: 1 FOOT IN:
 LOT 10: 1,942.354'
 LOT 11: 290.328'
 LOT 12: 191.657'
 LOT 13: 556.769'
 LOT 14: 239.003'
 LOT 15: 741.862'
 LOT 16: 273.406'

THE AREA SHOWN WAS SURVEYED IN ITS
 ENTIRETY USING RTK GPS SURVEYING
 METHODS. EQUIPMENT USED: SOKKIA
 GSR2700 IX GPS BASE AND ROVER. MAX.
 HORIZONTAL TOLERANCE: 0.05'

PLAT REVISED: 6 MARCH 2014

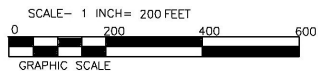
STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 12
 LAND LOT # 253

PLAT DATE: 19 FEBRUARY 2014

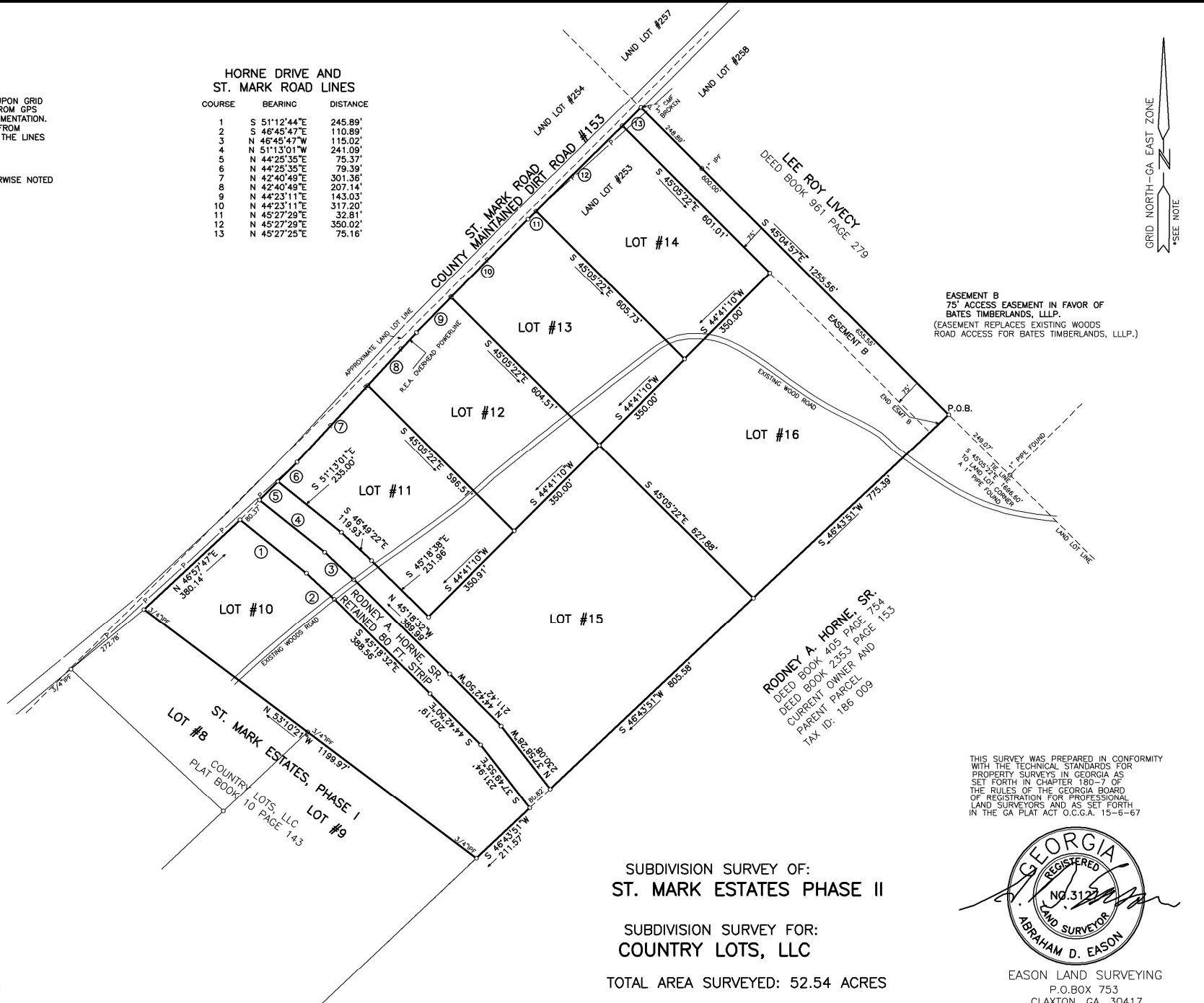
FIELD DATE: 18 FEBRUARY 2014
 FIELD E.O.C. = 1' IN N/A +
 ANGULAR ERROR = N/A" PER < POINT
 PLAT E.O.C. = 1' IN SEE NOTE +
 ADJUSTMENT—LEAST SQUARES

EQUIPMENT USED
 ELECTRONIC TOTAL STATION

IPS= IRON PIN SET
 IPF= IRON PIN FOUND
 RBF= REBAR FOUND
 RBS= REBAR SET
 CMF= CONCRETE MONUMENT FOUND
 CMS= CONCRETE MONUMENT SET



FILE #130307B DRAWN BY: ADE



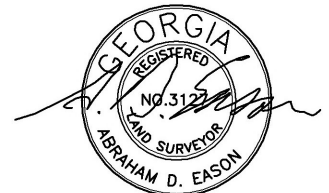
RODNEY A. HORNE, SR.
 DEED BOOK 405 PAGE 754
 DEED BOOK 235 PAGE 153
 CURRENT OWNER AND
 PARENT PARCEL
 TAX ID: 186 009

SUBDIVISION SURVEY OF:
ST. MARK ESTATES PHASE II

SUBDIVISION SURVEY FOR:
COUNTRY LOTS, LLC

TOTAL AREA SURVEYED: 52.54 ACRES

THIS SURVEY WAS PREPARED IN CONFORMITY
 WITH THE TECHNICAL STANDARDS FOR
 PROPERTY SURVEYS IN GEORGIA AS
 SET FORTH IN CHAPTER 180-7 OF
 THE RULES OF THE GEORGIA BOARD
 OF REGISTRATION FOR PROFESSIONAL
 LAND SURVEYORS AND AS SET FORTH
 IN THE GA PLAT ACT O.C.G.A. 15-6-67



EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143

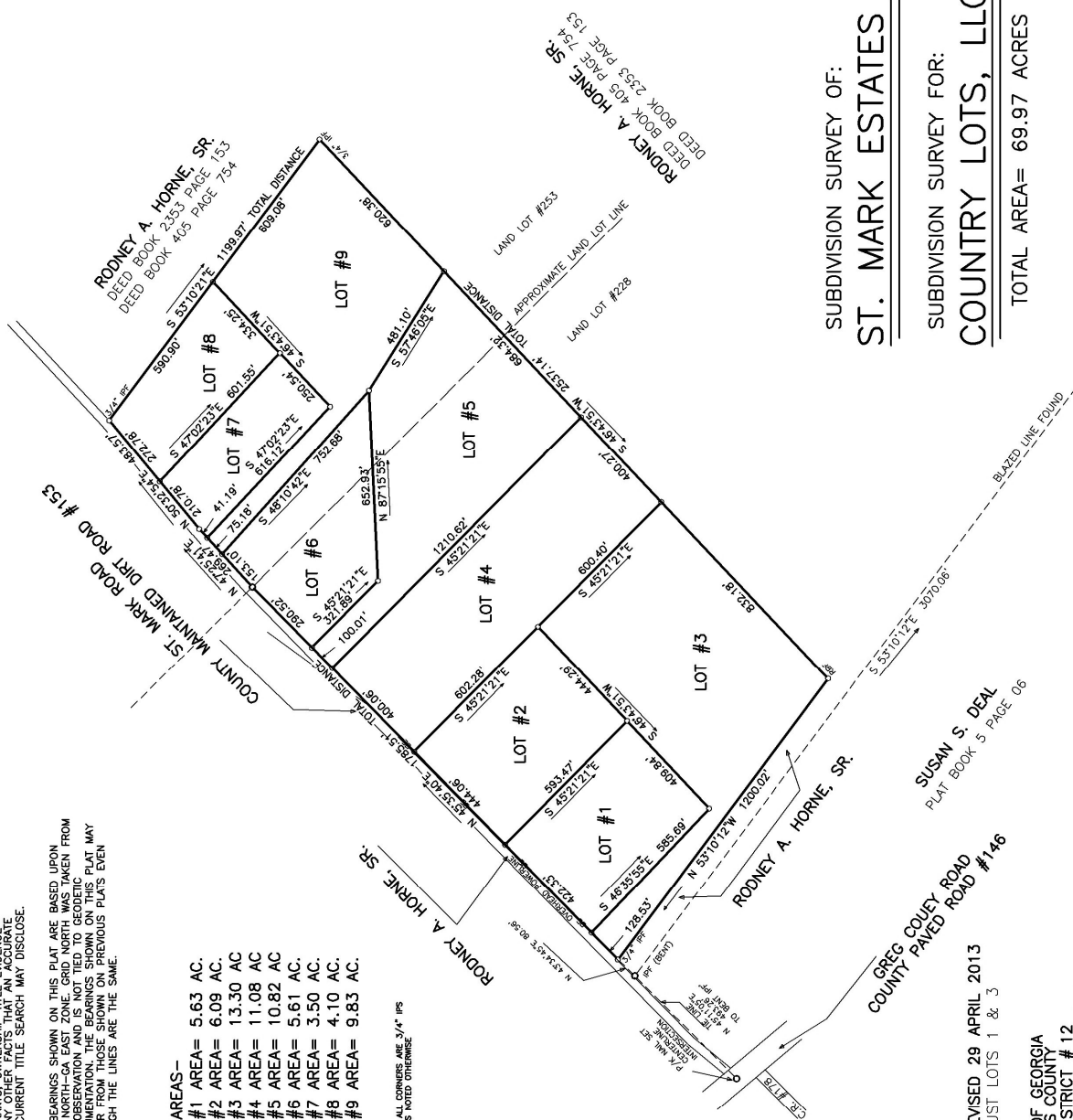
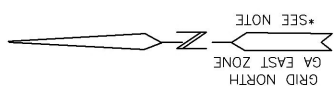
GRID NORTH-GA EAST ZONE
 *SEE NOTE

NOTES:
 SURVEYOR HAS MADE NO INVESTIGATION
 OR INDEPENDENT SEARCH FOR EASEMENTS
 OF RECORD, ENCUMBRANCES, RESTRICTIVE
 COVENANTS OR INTERESTS THAT MIGHT AFFECT
 AND CURRENT TITLE SEARCH MAY DISCLOSE.

THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON
 GRID NORTH-GA EAST ZONE. GRID NORTH WAS TAKEN FROM
 GPS OBSERVATION AND IS NOT TIED TO GEODETIC
 MONUMENTATION. THE BEARINGS SHOWN ON THIS PLAT MAY
 DIFFER FROM THOSE SHOWN ON PREVIOUS PLATS EVEN
 THOUGH THE LINES ARE THE SAME.

- LOT AREAS-
 LOT #1 AREA= 5.63 AC.
 LOT #2 AREA= 6.09 AC.
 LOT #3 AREA= 13.30 AC
 LOT #4 AREA= 11.08 AC
 LOT #5 AREA= 10.82 AC
 LOT #6 AREA= 5.61 AC.
 LOT #7 AREA= 3.50 AC.
 LOT #8 AREA= 4.10 AC.
 LOT #9 AREA= 9.83 AC.

NOTE: ALL CORNERS ARE 3/4" IPS
 UNLESS NOTED OTHERWISE



SUBDIVISION SURVEY OF:
ST. MARK ESTATES
 SUBDIVISION SURVEY FOR:
COUNTRY LOTS, LLC
 TOTAL AREA= 69.97 ACRES

PLAT REVISED 29 APRIL 2013
 TO ADJUST LOTS 1 & 3

STATE OF GEORGIA
 LAURENS COUNTY
 LAND DISTRICT # 12
 LAND LOT # 228 & 253
 PLAT DATE: 16 APRIL 2013
 FIELD DATE: 17 APRIL 2013
 FIELD E.O.C. = 1" IN N/A
 PLAT E.O.C. = 1" IN N/A
 ANGLUAR ERROR = N/A
 ADJUSTMENT-NONE
 EQUIPMENT USED
 ELECTRONIC TOTAL STATION

SOKKIA GSR2700 ISX GPS UNITS
 MAX. HORIZONTAL TOLERANCE: 0.05'

- IPS= IRON PIN SET
- PIF= IRON PIN FOUND
- RBF= REBAR FOUND
- RBS= REBAR SET
- CMF= CONCRETE MONUMENT FOUND
- CMS= CONCRETE MONUMENT SET

SCALE- 1 INCH=400 FEET

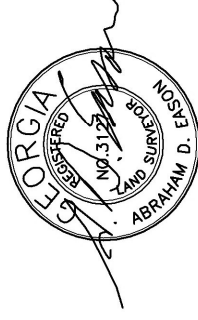


GRAPHIC SCALE FILE # 130307

TYPE OF SURVEY: SUBDIVISION
 SUBDIVISION NAME: ST. MARK ESTATES
 PARENT PARCEL DESCRIPTION: DEED
 BOOK 2353 PAGE 153
 PARENT PARCEL TAX ID: 186 009

THE AREA SHOWN WAS SURVEYED IN ITS
 ENTIRETY USING RTK GPS SURVEYING
 METHODS.

THIS SURVEY WAS PREPARED IN
 CONFORMITY WITH THE TECHNICAL
 STANDARDS FOR PROPERTY SURVEYS IN
 GEORGIA AS ADOPTED BY THE
 BOARD OF THE PROFESSIONAL SURVEYORS AND AS
 SET FORTH IN THE GEORGIA PLAT ACT
 O.C.G.A. 13-6-67.



EASON LAND SURVEYING
 P.O. BOX 753
 CLAXTON, GA. 30417
 (912) 739-7143

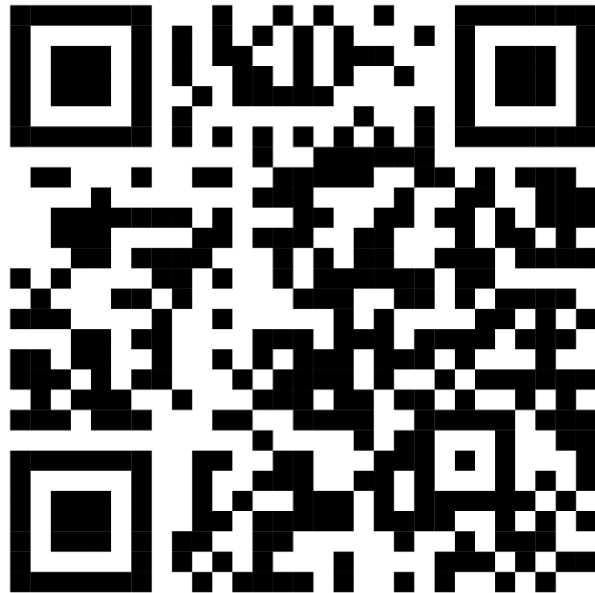
Restrictive Covenants
St. Mark Estates
Laurens County, Georgia

1. All the parcels hereinafter conveyed from the above-described tracts shall be known and designated as residential lots, with no structure placed or improved upon any tract or lot being used for any type of business or commercial enterprise, other than for agriculture.
2. No lots maybe further subdivided.
3. No building shall be placed or improved on any lot to be used as a school, church or kindergarten.
4. Site-built homes, modular homes, single-wide and double-wide homes shall be permitted on all lots.
5. No temporary house, shack, tent, or trailer shall be erected.
6. Any factory-built home placed on any lot must be underpinned within thirty (30) days of placement upon any lot and shall be skirted with brick, stone, masonry or such material as may be approved by the developer.
7. No accumulation of discarded personal effects, debris, waste, garbage or other unsightly objects or matter will be permitted on any lot.
8. No junk vehicles or parts of same shall be permitted on any lot. Any motor vehicle parked or placed on any lot must be registered and licensed.
9. No poultry, livestock or other animals may be raised or kept for commercial purposes on any lot. All swine and goats are specifically prohibited from placement upon any lot. No more than two large animals (horses or cattle) are permitted per acre on any lot. Notwithstanding the above restrictions, cattle and horses may be raised and sold on a lot, provided that no more than two of such animals are raised, per acre, upon any lot.
10. No dwelling placed upon any lot shall be closer than seventy (70') feet from the road right-of-way or thirty (30') feet from an adjoining property line on either side of a lot, when facing a public right-of-way, or fifty (50') feet from a rear property line.
11. All structures erected on any lot shall be completed within one (1) year of when the construction commences.

Buyer_____

Buyer_____

Scan Me



GPS Options:

1399 St. Mark Rd Dublin Ga 31021

Directions From Exit 54 I-16

Take GA-19 S 9 miles

Turn Right onto St. Mark Rd. 2.7 miles

Please reference Plat to find exact lot.